



PLANNING, DEVELOPMENT
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January 2, 2024

Connie Owen
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200 King Street West
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File No.: D20-20/
VAR KIT GEN
(3) 12/ STAUFFER WOODS SUBDIVISION
30T-08203 ACTIVA HOLDINGS
(6) 58 KIT/ 1440 1664 HURON ROAD KITCHENER
SOUTH DISTRICT PARK

Subject: Committee of Adjustment Meeting January 16, 2024, City of Kitchener

Regional staff has reviewed the following Committee of Adjustment applications and have the following comments:

- 1) A 2024 - 001 – 3273 King Street East – There are no conditions for the subject application. However, the staff note that in future the lands along the entire property frontage on King Street East (RR #08) may be required/acquired as part of road dedication or otherwise by virtue of the future road project or acquisition as Regional road right-of-way, ranging from approximately 1.39m at the westerly property limit to approximately 0.62m at the easterly property limit. This may further affect the parking stalls/setbacks from the King Street East property limits. The City staff should consider the application accordingly.
- 2) A 2024 - 002 – 44 Patricia Avenue – No Concerns.
- 3) A 2024 – 003 to 008 – 1388 New Dundee Road – No concerns.
- 4) A 2024 - 009 – 169 Otterbein Road – No concerns.
- 5) A 2024 - 010 – 7 Morrison Road – No concerns.
- 6) A 2024 - 011 – 1955 Fischer Hallman Road – No concerns.

Please be advised that any development on the subject lands is subject to the provisions of the Regional Development Charge By-law 19-037 or any successor

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thereof and may require payment of Regional Development Charges for these developments prior to the issuance of a building permit.

The comments contained in this letter pertain to the Application numbers listed. If a site is subject to more than one application, additional comments may apply.

Please forward any decisions on the above-mentioned Application numbers to the undersigned.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Joginder Bhatia', followed by a blue circular stamp or mark.

Joginder Bhatia
Transportation Planner
C (226) 753-0368

CC:

Mariah Blake, City of Kitchener

CofA@Kitchener.ca